

ACTION AGENDA

DESIGN REVIEW COMMITTEE Chula Vista, California

**November 21, 2005
4:30 p.m.**

**Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Alberdi, Bringas, Calvo, Magallon, Mestler

APPROVAL OF MINUTES: October 17, 2005

**MSC (Alberdi/Bringas) (4-0-0-1) Approve the minutes of October 17, 2005.
Motion carried with Vice Chair Magallon abstaining.**

PUBLIC HEARING:

1. DRC-06-08 Miguel Patterson (Twin Oak Villas)
267 and 273 Twin Oaks
Chula Vista, CA
Approval of color and material board.

Project Manager: Lynnette Lopez, Associate Planner
Action: (Magallon/Bringas) (4-0-0-1) Approved as presented.

2. DRC-04-67 Marcos Espinosa- Baja Taco
1052 Broadway
Chula Vista, CA
Remodel of a 1,500 sq. ft. commercial structure into a 1,000 sq. ft. fast-food restaurant with 600 sq. ft. of outdoor covered eating area, along with parking and landscaping.

Project Manager: Ann Pease, Associate Planner
Action: (Alberdi/Bringas) (5-0) Approved with modifications:

Condition 1: The parking on the south side at front lot should be shifted 5-ft. to the east to allow 5-ft. landscape barrier along the alley.

Condition 2. amend to include: That a pedestrian access be provided near the handicapped parking.

Condition 8. amend to include: That roof access be concealed within the building and eliminate exterior ladder.

Condition 10: Applicant shall address the architectural treatment of the north sidewall of the building along Crested Butte.

Condition 11: Plans shall show details on the types of security materials used around the seating area.

3. DRC-05-20

Peter Quinn
Voit Development
3513 – 3517 Main Street
Chula Vista, CA
Construction of six two-story office/light-industrial buildings, along with truck loading docks, parking and landscaping, on a ten-acre parcel on the south side of Main Street.

Project Manager: Ann Pease, Associate Planner

Action: (Alberdi/Magallon) (5-0) Recommend project be continued to December 5th so that staff can review revised plans and that the applicant address the following:

1. Adequate on site pedestrian access is lacking throughout site, especially to employee patio areas. The DRC suggested that another patio area be provided on east side and that there be a sidewalk linking buildings between east and west.
2. The center portion of the front elevation should have more articulation.
3. Additional corner articulation is needed for buildings 2, 3, 4, 5 & 6. The DRC suggested that steel canopies be used. They also recommended that a steel canopy across the front of large building be added to improve appearance.
4. The planter along the east property line at the rear of building 2 should be increased to 12 ft. in order to provide an

additional row of trees for screening the dock areas.

- 5. A sample of roof screening material for air conditioning units should be brought to the DRC for review and approval.**
- 6. Additional pedestrian access on the west side of the site is recommended.**
- 7. Additional textured paving along the driveways on the west side should be added to differentiate between vehicular and pedestrian access.**

ADJOURNMENT:

At 6:20 p.m. to a regular meeting on Monday, December 5, 2005 at 4:30 p.m. in Council Chambers.